
REZONING PROCESS

What is a rezoning?

A rezoning is a change in the zoning district designation for a property, which regulates allowable land uses. The rezoning process exists to allow people to apply to Town Council to change the zoning district designation of their property to another zoning classification.

Any property owner in Blacksburg may request to rezone their property. If you are thinking of requesting a rezoning of your property, you should first make an appointment to discuss your request with the Planning and Engineering Department. You will be advised of the process, the materials you will be required to submit, the fee involved, the basis upon which your request will be evaluated, and answer any questions you may have.

The applicant may voluntarily proffer, in writing, reasonable conditions prior to the public hearing. The rezoning itself should give rise to the conditions and the conditions should have a reasonable relation to the rezoning. All conditions should be in conformity with the Comprehensive Plan.

For rezonings to the PR (Planned Residential), PMH (Planned Manufactured Home), PC (Planned Commercial), PI (Planned Industrial), and RR-2 (Rural Residential 2) districts additional regulations apply. Please consult with the Planning and Engineering Department for information on rezonings to these districts.

How do I apply for a rezoning?

The following information should be submitted for a rezoning request:

- ⇒ A completed “Request for Change of Zoning Classification” application signed and dated by the property owner.*
- ⇒ A completed proffer statement if any.*
- ⇒ A copy of a survey of the property.*
- ⇒ A vicinity map showing the location of the property.*
- ⇒ A list of all adjacent property owners and their addresses.*

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What is the fee for a rezoning?

- \$ A fee of \$300 dollars is required with the application for a rezoning or a fee of \$150 for a minor amendment to a previous rezoning, plus*
- \$ the cost of certified postage for notifying each adjacent property owner.*

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What is the rezoning process?

- 1. A pre-submission conference between the applicant and the Planning and Engineering Department is recommended to discuss the proposal.*
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2. Applicant submits application and other materials by the deadline (the second Friday of each month).

3. The Town sends letters announcing the request to adjacent property owners and a random set of neighbors.

4. Town schedules a neighborhood meeting at which the applicant discusses the request with the neighbors.

5. Planning Commission receives application, schedules a public hearing and refers it to a subcommittee.

6. Planning and Engineering staff studies the application and prepares a staff report on the request.

7. Planning Commission sub-committee studies the application at a public meeting. The committee reports its findings and recommendation to the Planning Commission.

8. In some cases other committees such as the Open Space Conservation Commission or the Greenway/Bikeway/Sidewalk Corridor Committee review the plans and provide comments to the Planning Commission .

9. Planning Commission holds a public hearing and makes a recommendation to Town Council.

10. The Town Council holds a public hearing and makes a final decision on the rezoning.

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How long is a rezoning valid?

Once Town Council approves the rezoning, it is valid until the next time it is changed by the Town Council. A rezoning runs with the property not the owner, thus remains valid even after changes in property ownership.

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How long does a rezoning process take?

The typical process takes approximately two months from submission to Council action, although the Town Council may defer action or return an application to the Planning Commission to resolve issues.

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For more information contact:

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Land Development Brochure

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